



Memorandum

To: City Council
From: Bill Mettee, Planning and Zoning Administrator
Date: June 10, 2020
Subject: Memo on Residential Zone Intents

City Council Members:

These are simple changes to the Intent sections of each residential district. The previous language was mostly the same among all districts, less a handful of words. The proposed language is cleaner and more detailed. In the grand scheme of things, nothing will change, all the allowable uses will continue to be allowed and not permitted uses will continue that way as well.

Regards,

Bill Mettee
Planning & Zoning Administrator

Proposed Code Amendments

9-6A-1: INTENT:

The R-1 single-family residential district is intended and designed to provide for certain low-density residential area of the city now developed primarily with one-family detached dwellings and areas where similar residential development seems likely to occur. (1983 Code § 11-1-11A)

This district is intended to provide for residential development, characterized by single-family dwellings on large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.

9-6B-1: INTENT:

The R-2 one- and two-family residential district is intended and designed for certain medium density residential areas of the city now developed with one-family and two-family dwellings, and areas where similar residential development seems likely to occur. (1983 Code § 11-1-12A)

This district is intended to provide for medium density residential development, characterized by single-family dwellings on moderately-sized lots along with low density multi-unit residential structures such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.

9-6C-1 INTENT

The R-3 multi-family residential district is intended to provide for certain medium density residential area of the city now developed with one-family, two-family and multiple-family dwellings and areas where similar residential development seems likely to occur. (1983 Code § 11-1-13A)

This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also allows for single-family residential development to permit a mixing of uses that have relatively similar operating and development effects.

9-6D-1: INTENT

The R-4 mobile home park residential district is intended and designed to provide for certain medium density residential areas of the city, which by reason of their design and location, are suitable for mobile home development and which are compatible with surrounding residential areas. (1983 Code § 11-1-14A)

This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.